

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

LANDS - Hyderabad District - Transfer of Rights on certain occupations / encroachments of certain specified categories of unassigned Government lands - Application of Sri N.Srinivasa Rao S/o N.S.V. Rao for regularization of encroached Government land to an extent of 532 square yards in Sy. No.74 of Marredpally Paigah, Marredpally Mandal, Hyderabad District - Orders - Issued.

Revenue (Assignments.III) Department

G.O. Ms. No. 171

Dated 25.02.2010.
Read the following :-

- (1) G.O. Ms. No.166, Revenue (Assn.POT) Department, dated 16.2.2008.
- (2) Application No.13161 dated nil of Sri Nyayapathi Srinivasa Rao addressed to the District Collector - Hyderabad.
- (3) Letter No. B/811/08, dated .11.2008 of the Tahsildar, Marredpally Mandal, Hyderabad District.
- (4) Collector - Hyderabad File No. R2/2129/2008 dated 15.6.2009.
- (5) Letter Ref. No. BB2/1309/2009, dated 01.07.2009 of the Chief Commissioner of Land Administration, AP Hyderabad.

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ORDER :-

In the reference 3rd read above the Tahsildar Marredpally Mandal has reported that one Sri Nyayapathi Srinivasa Rao has applied for regularization in respect of Plot Nos. 44 & 45 situated at Nehru Nagar Co-operative Housing Society in alleged Sy. No.74/8 to an extent of 532 Square Yards and the same has been got enquired. The enquiry reveals that the said land falls in Sy. No.74 of Marredpally Village which is classified as Government land as per the pahani of 1356 (Fasli). The application scheduled land as per physical verification the land is partly covered by old structure and remaining land is vacant. The application scheduled property is not covered in L.G.C. No. 167/97 as the same is partly covered by Town Survey, some private names of unauthroisidely shown. The applicant produced the Sale Deed executed in the year 1989 and he also obtained the sanction plan granted in the year 1980. The Tahsildar finally requested to considered the request of the applicant for regularization of the subject land.

2. The Tahsildar also reported that the extent applied for regularization is 532 Square Yards (built-up area is 200 Square Yards and vacant area 332 Square Yards). The site falls in Sy. No.74, T.S. No.2/1, Block 'Entire", Ward No.130 of Marredpally Paigah Village and Marredpally Mandal of Hyderabad District. It has been reported that proposed regularization is "unobjectionable". Registered Sale Deed Document No.777, dated 29.3.1989 and 776, dated 29.3.1989 are showing the evidence for purchase of the lands. The basic value per square yard is Rs.7,000/- as on 31.12.2003. Construction permission was obtained in the year 1990.

3. The District Collector - Hyderabad has reported that the case was placed before the District Level Committee Meeting held on 25.3.2009 and the Committee have approved the case on payment to an extent of 532 Square Yards.

4. The Chief Commissioner of Land Administration in his letter 5th read above has reported that the proposal of the District Collector for regularization of encroached Government land to an extent of 532 Square Yards in Sy. No.74 at Marredpally Paigah, Marredpally Mandal by Sri N.Srinivasa Rao S/o N.S.V. Rao was placed before the Regularization Committee meeting held on 17.6.2009 and the Committee has approved the proposal for regularization in favour of Sri N.Srinivasa Rao on payment of market value @ Rs.7,000/- per Square Yard as on 31.12.2003 and the total amount payable by the applicant is Rs.31,61,725/- (Rupees thirty one lakhs sixty one thousand seven hundred and twenty five only). The Chief Commissioner of Land Administration finally requested the Government to issue appropriate orders in the mater.

contd.2.

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5. In the circumstances explained above, Government have examined the matter in the light of the policy guidelines issued in G.O. Ms. No.166, Revenue (Asnn.POT) Department dated 16.2.2008 and after careful consideration of the recommendations of the State Level Regularization Committee hereby permit the Collector – Hyderabad for transfer of rights of the encroached Government land bearing in Sy. No.74, Marredpally Paigah, Marredpally Mandal, Hyderabad District admeasuring 532 Square Yards in favour of Sri N.Srinivasa Rao S/o N.S.V. Rao on payment of Rs.31,61,725/- (Rupees thirty one lakhs sixty one thousand seven hundred and twenty five) only in terms of G.O. Ms. No.166, Revenue (Assn.III) Department, dated 16.2.2008. The above transfer of rights is subject to the following conditions.

- (i) It is to be ensured that the proof of document furnished by the applicant should be in favour of the applicant and the document should be on or before the stipulated date i.e. 31.12.2003.
- (ii) The Registered Document should be verified about its validity and genuineness.
- (iii) The calculation should be verified as per matrix and confirm its correctness before giving notice to the applicant.
- (iv) An Affidavit should be obtained from the applicant that he / she shall forego his / her right in all the pending cases and withdrawal of L.G. / S.L.P. cases pending before the Land Grabbing Court and other Courts etc.
- (v) All other conditions prescribed in G.O. Ms. No.166, should be followed.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

RAJESHWAR TIWARI
SECRETARY TO GOVERNMENT

To

The Special Chief Secretary and Chief Commissioner of
Land Administration, A.P. Hyderabad.

The Collector – Hyderabad.

(with original record of Collector – Hyderabad
File No. R2/2129/2008 containing 2 pages n.f.
and 45 pages c.f.)

Copy to:

The Applicant (thro-Collr.Hyd)
SF / SC

/ Forwarded :: By Order /

SECTION OFFICER